48876 BP 11983-B \$290. 00 Fee Received

# **Building Permit**

1. APPLICANT INFORMATION							For	All Re	sidential l	Develop	oment	
Applicant Name(s) BARRY K. BRACICE	Daytime Phon		FAX									
Mailing Address 458 Para	AD		Email bbracketta C					es	.Co			
Town SOMERYILLE			State NAINE Zip Code									
2. PROJECT LOCATION AND PROPE	RTY DETAII	LS										
Township, Town or Plantation SANDY RIVER RAN	County											
Tax Information (check tax bill) Map: Plan:		or Lease Information (check deed or lease)										
Lot size (in acres, or in square feet if less than 1 acre	) 4	2.62 4	CRES		verage (in square feet) 24005F						3	
All Zoning on Property (check the LUPC map)	D-G	N2	Zoning at Development Site									
Road Frontage. List the name(s) and fronta or private roads, or other rights-of-way adjac	ent to your lot	:	Water Fronta ponds, rivers,	streams, o	r other wate	rs on o	r adjac	ent to	your lot:			
Road #1: Route 4	Fronta	age 272 ft.	Waterbody #1: UNNAMED BROOK Frontage 800 ft.									
Road #2:	Fronta	ageft.	Waterbody #2	/aterbody #2: ft.								
LUPC Approved Subdivision. List the LUF	C approved s	subdivision numl	oer:	. SP			SP Lo					
If your property is not part of subdivision or contact the LUPC office that serves your area)	previously a	pproved the Co	ommission, pl	ease contin	ue to Land I	Divisior	n Histor	y belo	OW. (chec	ck your d	leed	
Land Division History. Using your deed as a starting point, trace the ownership history and configuration changes of your property back 20 years from today. List any division of those lots from which your property originated (use additional sheet of paper if needed).	200 NO. 100 P. 1	7 any receive to resort							42			
3. EXISTING STRUCTURES OR USES	(Fill in a line for	or each existing s	ructure) P	reviously iss	ued Building I	Permit r	number	(if app	licable)	119	83	
								Horizontal Distance (in feet) of structure from nearest:				
Type of structure (dwelling, garage, deck, porch, shed, driveway, parking area, etc.)	Year built Exterior din (in fe		eet) (full baser		oundation ment, slab, etc.)	Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Tidal waters	
HOUSE	2003	64×29	KIS	SLA	B	700	70'	-	80'	-	-	
SUNROOM	1	20×22	x14	1			1	-	100'	-	_	
GARAGE (ATTACHED)		30×34	- x Zo'	<u> </u>		1	7	-	130	_	~	
EXISTING BLOG. P	30 MIT	1198	3.A	(NOT	STAC	TEI						
PERMIT APPRO												
			RECE	EIVED								
				9 2016								
			MAI	13 ZU16								

	What is the proposed use of your	prope	erty?	Ø	Res	identi	ial only		Residenti	al with Home Occu				psite**	£= -1\	
			Prop	osal	(chec	k all tha	at apply	)		Ho	feet) o est:	ot				
	Type of structure elling, garage, deck, porch, shed, vay****, camper, RVs, parking lots, etc.)	New structure***	Reconstruct***	Expand	Relocate	Remove	Enclose deck/porch	Permanent foundation***	Change dimensions or setbacks	Exterior dimensions (in feet) (LxWxH)	Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Tidal waters
510	EEL MASTER BLOG!															0,
No	DEL NO X30-14	X						X		40 x 30 x 14	500	20'	-	210	-	-
•	STORAGE BLOG.															
											RE	CEI	VEI	)		
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										LL	IPC-	RAN	GFI	EV		
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* 4 2	HOME OCCUPATIONS: If use of	fvou	r nr	nort	v inc	ludo	e ovna	ndina o	r etarting	a home occupation	on vou	must co	mnlei	e Sunn	lemen	f
	d. Will the campsite have access								outhouse,					\_Y	ES [	
*** 4.4	existing structure, or adding a  a. If the structure or foundation we explain what physical limitation setbacks:	perm ill not	aner I mee	t fou	inda LUP	tion: <sup>°</sup> C's r	ninimun	n setba	re constr	es from property lin	es, road	ds, wate	r bodi	es or w	etland	
** 4.4	existing structure, or adding a a. If the structure or foundation wexplain what physical limitation setbacks:  b. For reconstructions, has the explain structure or foundation wexplain what physical limitation setbacks:	perm ill not ns (lot xisting	aner t mee t size	et the	LUP be, lo	tion: PC's recation	minimun n of sep maged,	n setbar otic syst	re constr ck distance em, etc.) p	es from property lin prevent the structur oved from your pro	es, road e or fou perty?	ds, wate ndation	r bodi from	es or w meeting	etland	s,
** 4.4	existing structure, or adding a a. If the structure or foundation wexplain what physical limitation setbacks: b. For reconstructions, has the element of the structure in reconstructure in reconstructure.	perm ill not ns (lot xisting gular	aner t mee t size g stru activ	et the	LUP be, lo	tion: PC's recation en dan	minimun n of sep maged, 2-year p	n setbac otic syst destroy	re constr ck distance em, etc.) p red or rem receding t	es from property lin prevent the structur oved from your pro	es, road e or fou perty?	ds, wate ndation	r bodi from	es or w meeting	etland	s,
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	existing structure, or adding a  a. If the structure or foundation wexplain what physical limitation setbacks:  b. For reconstructions, has the end of the structure in reconstructure in reconstructure. If YES, provide the date the structure in the structure in reconstructing a new drowlume, or create a safety or constructing a new drowlume, or create a safety or constructing and safety or constructing and safety or constructing and safety or create a safety or constructing and safety or constructions.	perm rill not sisting gular ructur on a ivewa	aner t mee t size g stru activ re wa i pub y or ge co	et fou et the et the concern et use e use entra concern	LUF bee, lo bee bee with mage pad: nce	tion: PC's recation cation and	minimun n of sep maged, 2-year p estroyed anging a	destroy deriod p dor rema	re construct distance em, etc.) pred or rem receding to a coved:	es from property lin orevent the structur oved from your pro the damage, destru y in a way that will i ighway?	es, roac e or fou perty? ction or	ds, wate ndation remova	r bodi from	es or w meeting	etland	s, DNO
	existing structure, or adding a  a. If the structure or foundation we explain what physical limitation setbacks:  b. For reconstructions, has the end of YES, was the structure in relif YES, provide the date the structure in the	perm iill not ns (lot kxisting gular ructur l on a lraina iit H:	aner t mee t size g stru activ re wa u pub y or ge co	et fou et the cture e use es da lic ro entra entra	bee bee with mage: nnce connections required to the connection of	tion: C's r catio  an dar anin a aeed, da or cha gardin	minimun n of sep maged, 2-year p estroyed anging a ng a Sta Permit.	destroy deriod p d or remate or Si Note: I	re constructed distance em, etc.) pred or remarked or remarked in the construction of	es from property lin prevent the structure oved from your prothe damage, destructure in a way that will in the perty is located alor	es, roac e or fou perty? ction or	ds, wate ndation remova	r bodi from	es or w meeting	etland	s, INC
*** 4.5	existing structure, or adding a  a. If the structure or foundation wexplain what physical limitation setbacks:  b. For reconstructions, has the existing of the structure in resulting the structure in resulting an existing and the structure in the structure in resulting an existing and the structure in the struc	perm rill not ns (lot ns (lot	aner t mee t size g stru activ re wa u pub y or gge co Drive	at four et the cture e use as dan lic re entra poncer	LUF be, lo be bee with mage pad: nnce con req	tion: PC's r cation  and date cation  an	minimun n of sep maged, 2-year p estroyed anging a ong a Sta Permit. applica	destroy period p d or rem a currer ate or S Note: I tion to s	re constructed distance em, etc.) per defendence em, etc.	es from property lin orevent the structur oved from your pro the damage, destru y in a way that will in ighway? perty is located alon is required.	es, roace or four	remova traffic	from	es or w meeting	etland	s,
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5. SI 5.1	existing structure, or adding a  a. If the structure or foundation wexplain what physical limitation setbacks:  b. For reconstructions, has the end of the structure in reconstruction of the structure in reconstruction of the structure in reconstructing a new drawledge of the structure, or create a safety or constructing a new drawledge of the structure in reconstructing a new drawledge of the structure in reconstructing a new drawledge of the structure in reconstruction of the structure in reconstructions, has the end of the structure in reconstruction of the structure	permill not not lost lost lost lost lost lost lost lo	aner t mee t size g stru activ re wa u pub y or ge co Drive fore OSA g the ntain	at four et the et the e use es dan entra procentra subn L (S prop prop raywa ed C	bee bee with mage or registring EPT erty:	cation: C's r cation C's r cati	maged, 2-year pestroyed anging a Sta Permit. applica YSTEN pressuriz	destroy destroy period p d or rem a currer ate or Si Note: I tion to s ne eed);	re construct distance em, etc.) pred or rem receding to the following community and the community community community community community community community community community construct construc	es from property lin prevent the structure oved from your property in a way that will in ighway?	es, roade e or four perty? ction or ncrease inst System cted to a	traffic unty or ructions (Tank, I	Town/ leach f istrict)	es or wmeeting	ES [ ES [	s, No

6. DE	VELOPMEN	I IN FLOOD PRONE	AREAS	(Note: Supplem	ent may be	requirea. See ii	<i>istruction</i> :	S.)			
6.1	Protection) Su Agency) flood	ed activity located with bdistrict, a mapped FE zone, or an unmapped	MA (Feder l area pron	al Emergency M e to flooding?	anagement	FEMA I	Flood Zon oed Area F	e Prone to F	Flooding	YES ⊠NO YES ⊠NO	
	If you answer	YES to any of these your area or download	questions at <u>www.ma</u>	, you must comp nine.gov/dacf/lup	lete Supple c/applicatio	ment S-4: Deve n_forms/index.s	elopment i <u>html</u> .	in Flood P	Prone Areas. Conta	ct the LUPC	
7. VF	GETATIVE C	LEARING (Note: Ex	hibit mav b	e required. See	instructions	)					
		tal amount of proposed									
	driveway and	the footprint of propose	ed structure	s?					1000	sq. ft	
7 2	If you answer NA (not applicable) for 7.1 go to Section 8.  2. Will the total amount of existing and proposed vegetative clearing within 250										
	feet of any lakes or rivers be less than 10,000 square feet?							Total:	sq. ft.		
	.3 Will the proposed clearing be located at least 50 feet from the right-of-way or similar boundary of all public roadways? ☐NA How Close? ☐							How Close?	feet		
7.4	Will the propo	sed clearing be located ody of standing water l	d at least 75	feet from the no	ormal high v	vater					
	flowing water	draining less than 50 s	quare miles	\$?		MAFR	□NO	□NA	How Close?	feet	
7.5	Will the propo water mark of	sed clearing be located the lake or river?	d at least 10	00 feet from the i	normal high	YES	□ио	□NA	How Close?	feet	
7.6	If you answe	r NO to any of these o	questions,	please explain v		etative clearing	proposal	is necess	eapy and how it will	not create an	
	7.6 If you answer NO to any of these questions, please explain why your vegetative clearing proposal is necessary and how it will not create an undue adverse impact on the resources and uses in the area:										
								[V]/	Y 0 9 2016		
								LUPC	-RANGELEY		
7.7	Buffering in F	Prospectively Zoned A	Areas. Is y	our property loca	ited in one o	of the following F	Prospectiv	ely Zone	d Plantations	YES □NO	
	or Townships?	Adamstown Twp.	Dallas Pl	t.	Lincoln Plt.	Maga	illoway Plt.			ILO LINO	
	If VEC place	Rangeley Plt. e complete the followin		ontown Twp.		Contract of the Contract of th	ships C, D		between the existing	ng and	
	proposed stru	ctures and the nearest	applicable	road, property li	ne, and sub	district setbacks	as applic	able:	bottieen tije e/iieiii	.9	
					Vegetated Bu			0.1.11.11	. 5 1 1/15 50	D 01)	
	Standard	Road 25 feet in D-GN, D-GN	2 D-GN3	Side Property	y Line	Rear Property I	Ine	Subdistric	t Boundary (If D-ES o	or D-CI)	
	Minimum Required:	50 feet in D-RS, D-RS 75 feet in D-ES and	2, D-RS3	15 feet	3	15 feet		50 feet	Buffer to other Subdis	stricts	
,	This property:	500	feet	20	feet	1006 f	eet		fee		
	Note: You ma	y be required to submi	t Exhibit F:	Documentation	for Exception	ons to Buffering	Requirem	nents. (Se	ee instructions)		
8. S	OIL DISTURB	ANCE, FILLING AN	D GRADII	NG AND EROS	SION CON	TROL (Note: E	xhibit ma	y be requ	ired. See instructio	ns.)	
		ect involve disturbing s				- 70					
		se answer the following									
8.2	What is the to	otal area of proposed so	oil disturbar	nce or filling and	grading?	050 (22) -1 -1 -1	d = 4= -	dinaat-		۵ sq. ft.	
	water, or wetl	otal square feet of soil of and?								😂 sq. ft.	
8.4		sturbance or filling and					d?			ES NO	
0.5		will need to submit Exh							[ <del>S</del> ]\	res □NO	
		sed be free of hazardou en will disturbed areas l									
0.0	of the project		BH & D	SHALE		E oc I	<u> </u>	7 5	IN ISH	BEADE	

BP 11983 - B

8. S	OIL DISTURBANCE, FILLING AND GRADING AND EROSI	ION CONTROL (cont	tinued from	n previous	page)					
8.7 What will you do (during site preparation, construction, cleanup, and post-construction) to stabilize disturbed soil and prevent sediment from entering water, wetlands, natural drainage systems, catch basins, culverts or adjacent properties?										
		SLACK PLA	ASTIC	F G D	CE		-			
8.8	What is the average slope of land between the area to be disturb	ed and the nearest water	erbody or w	etland?	as anni Steman i 19 teman ascenna	2 & % slope	e			
	What will the sustained slope of land be between the area to be disturb					20 % slope	- 1			
8.10 Please explain how your project will not create an undue adverse impact on the resources and uses in the area. Include information about erosion control devices and other plans to stabilize the site:										
	UTILIZE CRUSHED SHALE OR	ROCK TO	o Fin	2124	GIRA	DE.				
Ą	Be sure to include the following information on your site plans (Exdisturbed, and the proximity of the area to be disturbed to water by				rea to be					
9. L	AND AND WETLAND ALTERATION (Note: Exhibit or Supple	ment may be required.	See instruc	ctions.)						
9.1	Will your proposal alter a total of one acre or more of land area, v	whether upland or wetlar	nd?			□YES XNO	0			
	If YES, you must also complete Exhibit G: Erosion and Sedimen Wetland Alterations.	tation Control Plan and	Supplemen	nt S-3; Req	uirements for					
9.2	Will your proposal alter any amount of land that is mapped P-WL mark of any lake, pond, river, stream, or intertidal area?			ne normal h	nigh water	□YES XNO	0			
	If YES, you must also complete Supplement S-3: Requirements in	for Wetland Alterations.			REC	Jen 1-				
10. APPLICANT SIGNATURE (REQUIRED) AND AGENT AUTHORIZATION (OPTIONAL)										
Agen	t Name	Daytime Phone	FAX		MAY	0 9 2016				
Mailir	g Address		Emai		LUPC - F	RANGELEY				
Town			State	)		Zip Code				
I have personally examined and am familiar with the information submitted in this application, including the accompanying exhibits and supplements, and to the best of my knowledge and belief, this application is complete with all necessary exhibits. I understand that if the application is incomplete or without any required exhibits that it will result in delays in processing my permit decision. The information in this application is a true and adequate narrative and depiction of what currently exists on and what is proposed at the property. I certify that I will give a copy of this permit and associated conditions to any contractors working on my project. I understand that I am ultimately responsible for complying with all applicable regulations and with all conditions and limitations of any permits issued to me by the LUPC. If there is an Agent listed above, I hereby authorize that individual or business to act as my legal agent in all matters relating to this permit application. I understand that while there is a required Statewide Maine Uniform Building and Energy Code (MUBEC) administered by the Maine Department of Public Safety, Bureau of Building Codes & Standards, the Commission's review is limited only to land use issues and the Commission does not make any findings related to the MUBEC, nor do the LUPC staff inspect buildings or enforce any provisions of that Code.										
Please check one of the boxes below: (see "Accessing the Project Site for Site Evaluation and Inspection" just prior to the application form)  I authorize staff of the Land Use Planning Commission to access the project site as necessary at any reasonable hour for the purpose of evaluating the site to verify the application materials I have submitted, and for the purpose of inspecting for compliance with statutory and regulatory requirements, and the terms and conditions of my permit.										
⊠II a	request that staff of the Land Use Planning Commission make reas	onable efforts to contact and compliance inspec	et me in adva	ance to obt	tain my permi	ssion to fully				
All a	ppropriate persons listed on the deed, lease or sales contract	must sign below.								
Sign	ature(s) Bany K. Bracket	D	Date5	5	160		_			
S-2-2	dra K Druckett	D	Date 5	15	1100					

### **BUILDING PERMIT BP-11983-B**

Based on the information you have submitted in the attached application and supporting documents, the staff of the Land Use Planning Commission concludes that, if carried out in compliance with the conditions of approval below, your proposal will meet the criteria for approval, 12 M.R.S.A. §685-B(4) of the Commission's statutes and the provisions of the Commission's Land Use Districts and Standards. Any variation from the application or the conditions of approval is subject to prior Commission review and approval. Any variation undertaken without Commission approval constitutes a violation of Land Use Planning Commission law. In addition, any person aggrieved by this decision of the staff may, within 30 days, request that the Commission review the decision.

LUPC Authorized Signature

5/12/16

Effective Date

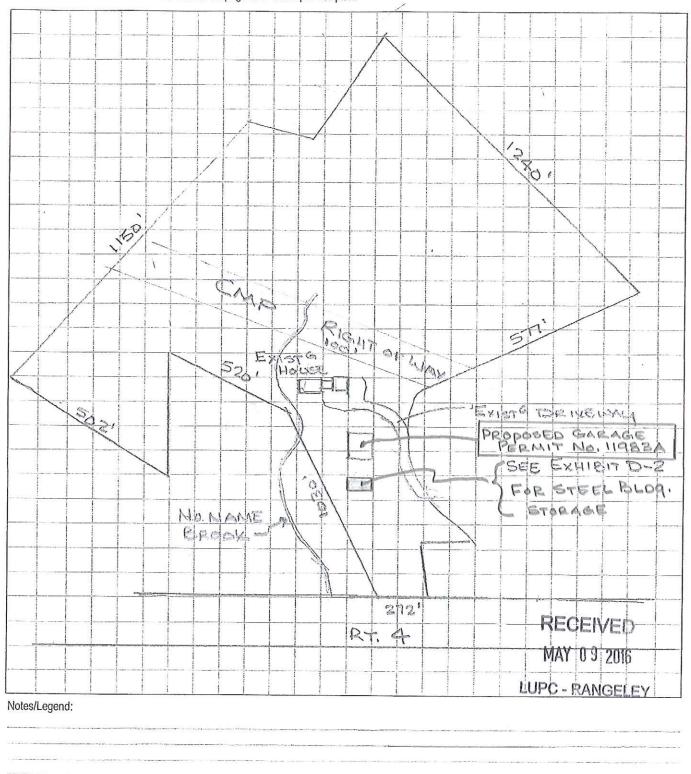
### CONDITIONS OF APPROVAL

#### **General Conditions**

- At least one week prior to commencing the permitted activities, the permittee must contact the Commission staff and notify them of the date construction will start. If these activities include a permanent foundation, the permittee must notify staff of the date the forms will be set. This will allow staff time to arrange a pre-construction site visit to review the applicable standards and requirements of the permit with the permittee. ( If you leave a telephone message, please include your full name, telephone number, permit number, and the date/s the work will start.)
- 2. Construction activities authorized in this permit must be substantially started within 2 years of the effective date of this permit and substantially completed within 5 years of the effective date of this permit. If such construction activities are not started and completed within this time limitation, this permit shall lapse and no activities shall then occur unless and until a new permit has been granted by the Commission.
- 3. This permit is dependent upon and limited to the proposal as set forth in the application and supporting documents, except as modified by the Commission in granting this permit. Any variation is subject to prior review and approval of the Maine Land Use Planning Commission. Any variation from the application or the conditions of approval undertaken without approval of the Commission constitutes a violation of Land Use Planning Commission law.
- 4. Structures authorized under this permit, as well as filling/grading/soil disturbance and cleared openings created as part of construction activities authorized under this permit, must be located to meet the road, property line, water and wetland setback distances, exterior dimensions and building heights listed in Sections 4, 7 and 8 and approved by this permit.
- 5. Temporary and permanent sedimentation control measures must be implemented to effectively stabilize all areas of disturbed soil and to catch sediment from runoff water before it leaves the construction site so that sediment does not enter water bodies, drainage systems, water crossings, wetlands or adjacent properties. Clearing and construction activities, except those necessary to establish sedimentation control devices, shall not begin until all erosion and sedimentation control devices (including ditches, culverts, sediment traps, settling basins, hay bales, silt fences, etc.) have been installed and stabilized. Once in place, such devices shall be maintained to ensure proper functioning.
- 6. Effective, temporary stabilization of all disturbed and stockpiled soil must be completed at the end of each work day. All temporary sedimentation and erosion control devices shall be removed after construction activity has ceased and a cover of healthy vegetation has established itself or other appropriate permanent control measures have been effectively implemented. Permanent soil stabilization shall be completed within one week of inactivity or completion of construction.
- Cleared openings created as part of construction activities authorized under this permit must be effectively stabilized and revegetated.
- 8. All imported fill material must be free of hazardous or toxic materials and must not contain debris, trash, or rubbish.
- 9. Unless otherwise proposed in Question 8.4 and by the submittal of **Exhibit G, Erosion and Sediment Control Plan**, and approved by this permit, soil disturbance must not occur when the ground is frozen or saturated.
- Topsoil must not be removed from the site except for that necessary for construction activities authorized in this permit. Topsoil
  must be stockpiled at least 100 feet from any water body.
- 11. The permittee shall not advertise Land Use Planning Commission approval without first obtaining approval for such advertising. Any such advertising shall refer to this permit only if it also notes that the permit is subject to conditions of approval.

- 12. In the event the permittee should sell or lease this property, the buyer or lessee shall be provided a copy of the approved permit and conditions of approval. The new owner or lessee should then contact the Land Use Planning Commission to have the permit transferred into his/her name. If there are no additional changes the transfer can be accomplished on a Minor Change Form.
- 13. All exterior lighting must be located and installed so as to illuminate only the target area to the extent possible. Exterior lighting must not produce a strong, dazzling light or reflection beyond lot lines onto neighboring properties, water bodies, or roadway so as to impair driver vision or to create nuisance conditions.
- 14. The scenic character and healthful condition of the area covered under this permit must be maintained. The area must be kept free of litter, trash, junk cars and other vehicles, and any other materials that may constitute a hazardous or nuisance condition.
- 15. The permittee shall secure and comply with all applicable licenses, permits, authorizations, and requirements of all federal, state, and local agencies including but not limited to: Air and Water Pollution Control Regulations; Subsurface Wastewater Disposal System approval from the Local Plumbing Inspector and/or Maine Department of Health and Human Services, Subsurface Wastewater Program; and the Maine Department of Transportation, Driveway Entrance Permit, a physical E-911 address from your County Commissioner's Office.
- 16. Once construction is complete, the permittee shall submit a self-certification form, notifying the Commission that all conditions of approval of this permit have been met. The permittee shall submit all information requested by the Commission demonstrating compliance with the terms of this permit.
- 17. Upon completion of the authorized structures within the terms of this permit, all construction debris must be disposed of in a proper manner, in compliance with applicable state and federal solid waste laws and rules.
- 18. The lot may not be further divided without the prior review and approval of the Commission. In addition, certain restrictions, including subdivision, setback and minimum lot size requirements, and activities on the original parcel from which the lot was first divided, may limit or prohibit further division of the lot in the future. The permittee(s) is (are) hereby advised to consult applicable land use laws and rules and with the Commission prior to any future further division of the lot.
- 19. All conditions of previously issued Commission permits shall remain in effect, except as specifically modified by this permit. For parcels that are part of a Commission-approved subdivision, all conditions of the subdivision permit as they pertain to the permittee's parcel shall remain in effect.

Prepare a bird's-eye view site plan that shows your entire property and includes all the elements described for Exhibit D in the instructions on page iv. Do not use colors. Refer to the instructions on page v for a sample site plan.

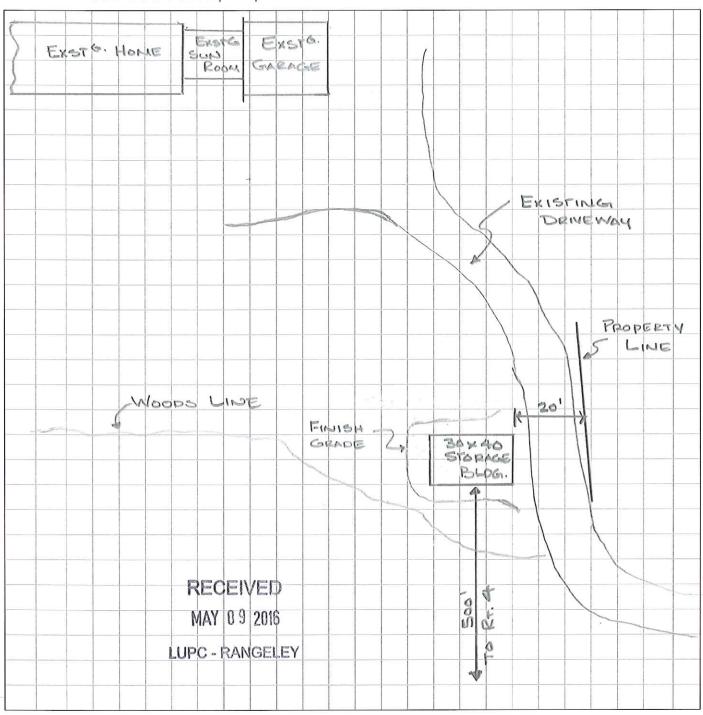




## **EXHIBIT D-2: AFTER SITE PLAN (OPTIONAL\*)**

#### \*REQUIRED ONLY IF ALL PROPOSED CHANGES CANNOT BE CLEARLY SHOWN ON EXHIBIT D-1.

Prepare a bird's-eye view site plan that shows your entire property and includes all the elements described for **Exhibit D** in the instructions. Do not use colors. Refer to the instructions for a sample site plan.



Notes/Legend: